



2.1

**MINUTES
COMMITTEE OF THE WHOLE MEETING
Tuesday, October 13, 2015**

Present:

Mayor Brandt
Trustee Grujanac
Trustee McDonough
Trustee McAllister
Village Attorney Simon
~~Chief of Police Kinsey~~
Public Works Director Woodbury
Village Planner Robles

Trustee Feldman (Left at 9:55 p.m.)
Trustee Hancock
Trustee Servi
Village Clerk Mastandrea
Village Manager Burke
Treasurer/Finance Director Peterson
Community & Economic Development
Director McNellis

ROLL CALL

Mayor Brandt called the meeting to order at 8:25 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the September 28, 2015 Committee of the Whole Minutes

The minutes of the September 28, 2015 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration of a Zoning Board recommendation regarding a request to Rezone a 14+ acre lot from R1 Single-Family Residence District to R2A Single-Family Residence District, to permit the development of a 17-lot environmentally sensitive large lot subdivision at 1700 Riverwoods Road (Arthur J. Greene Construction Company)

Mayor Brandt stated she had requested staff prepare information comparing the proposed development to others in Lincolnshire and the information has been provided at the meeting.

Village Planner Robles provided a summary of the recommendation regarding a request to rezone the development lot from R1 to R2A to permit the development of a 17-lot environmentally sensitive large lot subdivision by Arthur J. Greene Construction Company. A revised subdivision summary chart was provided to the Board today as requested by Mayor Brandt.

Mr. Jeff Greene, President of Arthur J. Greene introduced Mr. Glenn Christensen, Land Planner from Manhard Engineering and Mr. Tim Golatta, Vice President of Arthur J. Greene Construction Company.

Mr. Christensen provided a presentation indicating changes made since the last time this project was presented. Changes were made by Arthur J. Greene Construction Company prior to presenting to the Zoning Board. The original plan called for 19 lots and has since been revised to 17 lots.

Trustee McAllister asked if some of the proposed area is wetland. Mr. Christensen stated a portion is considered lowland but not wetland. Trustee McAllister asked if there have been drainage issues in this area. Public Works Director Woodbury noted there have not been drainage issues in this area in the past.

Trustee McDonough asked if Meadows of Birch Lake is zoned R2A. Village Planner Robles confirmed Meadows of Birch Lake is zoned R2A. Trustee McDonough asked what qualifies the Meadows of Birch Lake to be environmentally sensitive, and zoned R2A. Community & Economic Development Director McNellis noted the pond and all the environmental work in and around the area qualified Meadows of Birch Lake to be environmentally sensitive. Trustee McDonough asked what qualifies this proposed project to be environmentally sensitive. Village Planner Robles stated the wetlands that continue onto the parcel from Whytegate and the park or green space qualify it to be rezoned R2A. Trustee McDonough asked how it compares to the other environmentally sensitive zoned areas. Village Planner Robles stated the proposed project is comparable to what is directly to the north, but comparisons with other subdivisions is a different comparison. Mayor Brandt noted all the comparisons to this project have been to Whytegate which was approved in 1984, and Lincolnshire is currently in a different building pattern. Mayor Brandt noted her opinion was comparison should be made to some of the more recent subdivisions.

Mayor Brandt asked if the proposed lot size, based on more current development is the look the Board wants. A brief conversation regarding lot size compared to proposed square footage of the homes in comparison to other subdivisions in Lincolnshire followed. Mr. Greene noted the typical goal of a buyer is to build larger homes on larger lots as to compare to the surrounding homes; if the lot size becomes larger, he would expect buyers to want a larger home.

Trustee Grujanac noted the topography of the proposed plan slopes toward an existing house to the west and wanted to know how the flow of drainage would affect this existing home. Community & Economic Development Director McNellis stated a swale would be created to bring the water back around to the front of the lots.

Mr. Christensen noted the Comprehensive Plan was the criteria followed when planning the subdivision. Mayor Brandt stated more homes have been built in recent years on a larger lot and would like Arthur J. Greene Construction Company to consider this when planning.

Trustee Mark Hancock noted concern about approving a development through zoning and the lack of impact the Board has regarding the size of the homes, the setbacks and the look of the homes. Mr. Greene noted Arthur J. Greene Construction Company comes up with plans based on demand, and certain guidelines are created with staff. Mayor Brandt noted her concern is the density compared to other current projects. Trustee Hancock noted his concern is variation of development. Trustee McDonough noted his opinion was that Arthur J. Greene Construction Company could provide the variation and architecture needed but had concern with the revised zoning request. Trustee McDonough noted he would consider only one lot in the proposed development to meet the R2A criteria. Mr. Christensen noted the site in the past was farmed and the desire was to be compared with the adjacent developments. Trustee McDonough noted providing a park could possibly capitulate this as being rezoned R2A.

Mr. Joseph Cloonen, resident on Whitmore Lane, north of the proposed development, stated he is aware the school district is not in favor of the development. Mayor Brandt stated the school district is not in favor of any development due to capacity and having to add on to the schools, but the Village Board has to try and balance what is in the best interest of the Village. Mr. Cloonen stated he attended the Zoning Board review of this project, and it was not a unanimous vote to approve. It was noted in the Zoning Board meeting the developers met the criteria, and Mr. Cloonen stated it is the Trustees who are representing what is in the best interest of the resident not the developer. Mr. Cloonen noted open space is what differentiates Lincolnshire from the surrounding communities, and his request is not to approve the proposed subdivision.

Trustees Grujanac and McDonough noted it was their opinion to add conservancy/open area and landscaping. Trustee Grujanac and Mayor Brandt suggested putting a sample building and driveway footprint of one of the proposed houses on the plans to review.

Continued conversations took place regarding landscaping, lot size, building product and architectural variation.

Mr. Christensen asked the Board what the correct way to proceed is, and asked if it was to come back with a PUD. Community & Economic Development Director McNellis stated the current path of rezoning is the recommended direction. Village Planner Robles outlined the process.

There was a consensus of the Board was for Arthur J. Greene Construction Company to revise the plans to include additional

landscaping and environmentally sensitive areas, less lots, less density, and revised garage locations.

3.2 Finance and Administration

3.21 Official Announcement of Estimated Amount to be Raised by Ad Valorem Taxes for the 2015 Tax Levy to be Collected in Fiscal Year 2016 (Village of Lincolnshire)

Finance Director/Treasurer Peterson officially announced the estimated amount to be raised by Ad Valorem Taxes for the 2015 tax levy to be collected in fiscal year 2016. The tax rate has been maintained for four years. Further discussions will be made on November 23, 2015.

Trustee McDonough asked how much of the EAV is new development. Finance Director/Treasurer Peterson noted real amounts will not come out until April.

3.22 Consideration and Discussion of Amendment to Police Pension Funding Policy (Village of Lincolnshire)

Finance Director/Treasurer Peterson provided a summary of the proposed amendment to the Police Pension Funding Policy.

Trustee Hancock noted his opinion was the actuary background is there, and asked if it is still the discretion of the Board and staff regarding what the allocation will be. Village Manager Burke noted the final allocation is for the Board to decide.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.3 Public Works

3.31 Consideration and Discussion of a Joint Purchasing Agreement with Compass Minerals Incorporated in the Amount of \$28,176.00, and Cargill Incorporated in the Amount of \$13,556.00, for the Purchase of Rock Salt for the 2015-2016 Winter Season (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of the joint purchasing agreement with Compass Minerals Incorporated and Cargill Incorporated for the purchase of rock salt. The purpose of dual purchasing is to anticipate pricing.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

Mayor Brandt noted Boo Bash will be taking place on October 30, 2015 at North Park. Trustee McDonough asked if volunteers are still needed. Village Manager noted it would be much appreciated if Trustees would be able to come to the event and volunteer.

5.0 NEW BUSINESS

Trustee McAllister provided a letter announcing his resignation as Trustee from the Board due to job relocation.

6.0 EXECUTIVE SESSION

Trustee Grujanac moved and Trustee McDonough seconded the motion to go into Executive Session for the purpose of discussing Personnel. The roll call vote was as follows: AYES: Trustees McAllister, McDonough, Servi, Hancock, and Grujanac. NAYS: None. ABSENT: None. ABSTAIN: None. The Mayor declared the motion carried and the Board went into Executive Session at 10:15 p.m. and came out of Executive Session at 10:45 p.m.

7.0 ADJOURNMENT

Trustee McDonough moved and Trustee Servi seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 10:46 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk